122.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,014,800 / 1,014,800
					USE VALUE:	1,014,800 / 1,014,800
					ASSESSED:	1,014,800 / 1,014,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COVE LORRAINE D
Owner 2:	
Owner 3:	
Street 1:	70 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GREGORY EDWARD F -
Owner 2:	-
Street 1:	70 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1910, having primarily Stucco Exterior and 2959 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	501,300	500	513,000	1,014,800
Total Card	0.115	501,300	500	513,000	1,014,800
Total Parcel	0.115	501,300	500	513,000	1,014,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.92 | /Parcel: 342.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 78588

GIS Ref

GIS Ref

Insp Date 11/04/17

!9495!

PREVIOUS ASSESSMENT

Parcel ID: 122.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	501,300	500	5,000.	513,000	1,014,800	1,014,800	Year End Roll	12/18/2019
2019	101	FV	378,100	500	5,000.	541,500	920,100	920,100	Year End Roll	1/3/2019
2018	101	FV	377,500	0	5,000.	399,000	776,500	776,500	Year End Roll	12/20/2017
2017	101	FV	377,500	0	5,000.	381,900	759,400	759,400	Year End Roll	1/3/2017
2016	101	FV	377,500	0	5,000.	353,400	730,900	730,900	Year End	1/4/2016
2015	101	FV	368,300	0	5,000.	296,400	664,700	664,700	Year End Roll	12/11/2014
2014	101	FV	341,800	0	5,000.	289,600	631,400	631,400	Year End Roll	12/16/2013
2013	101	FV	341,800	0	5,000.	275,900	617,700	617,700		12/13/2012

PRINT

Date	Time
12/10/20	23:57:50

LAST REV

Date	Time
01/18/18	16:01:25

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9495

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREGORY EDWARD	47813-594		7/17/2006	Family	103,000	No	No		
COVE LORRAINE D	37557-572		1/3/2003	Forclosure	102,933	No	No		
COVE ROBERT M	13747-548		6/14/1979		74,000	No	No		A

USER DEFINED

Prior Id # 1:	78588
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2014	387	Redo Kit	32,300					

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	Inspected	BS	Barbara S
8/30/2017	MEAS&NOTICE	HS	Hanne S
6/16/2014	Info Fm Prmt	PC	PHIL C
11/17/2008	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	90.	1.14	10									513,000						513,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 513,000 | Spl Credit | Total: 513,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12991226
Const Adj.:	1.01989794
Adj $ / SQ:	144.049
Other Features:	112000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	615842
Depreciation:	114547
Depreciated Total:	501296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

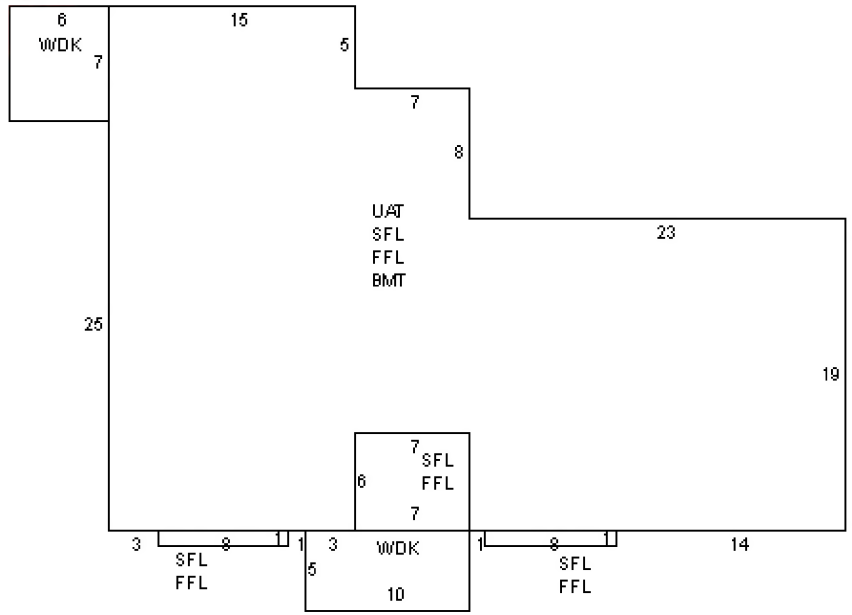
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.30
Special Features:	0	Val/Su Net:	138.86
Final Total:	501300	Val/Su SzAd	229.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,122	144.050	161,623
SFL	Second Floor	1,066	144.050	153,542
BMT	Basement	1,064	60.070	63,913
UAT	Upper Attic	266	61.580	16,381
WDK	Deck	92	16.320	1,501

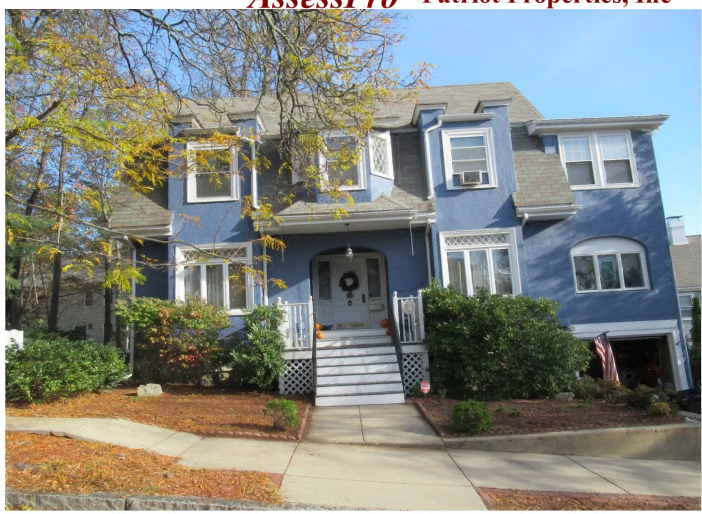
Net Sketched Area:	3,610			Total:	396,960
Size Ad	2187.8999	Gross Are	4464	FinArea	2959

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	
SFL	95				
UAT	100	FLA	50	P	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	9X11	A	AV	2000	6.00	T	15.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500